HOWESEEKERS ON
WAY TO FORDHAM

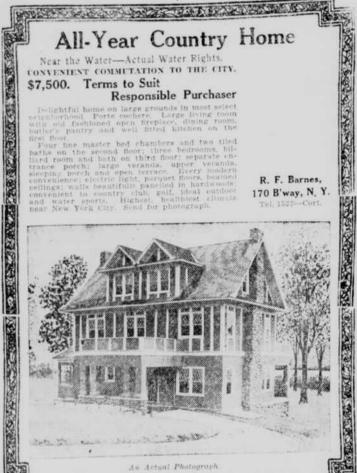
Many New Apartment
Houses on Heights
Already Leased.

CENTRE TO BE
IN SUBWAY SYSTEM

Cost of Construction Work
Launched This Year Totals
Many Millions.

Millions have already been spent this year in the construction was quickly as possible. The truth is that old Gatham is so Frond and long that only a comparation of year in erecting apartment houses on Fordham Heights, one of the most accommodate process of many and they are no more in touch with reality ascinating and raffue from the construction of the wild ascinating and raffue from the construction was quickly as possible. The truth is that old Gatham is so Frond and long that only a comparation of the wild ascinating and raffue from the construction was quickly as possible. The truth is that old Gatham is so Frond and long that only a comparation of the wild ascinating and raffue from the process of nearly all the big agents and the process of process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the big agents and the process of nearly all the process of nearly

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strong. An are increasing and unmistakable wast stretches of vacant land in the ter-signs that there will be few vacant ritory ready for immediate improve-apartment house suites in the new ment.

inserting the following clause:

"The cost of any local municipal improvement may be imposed in whole or in part upon the private property benefited thereby, by special assessment, which shall be subject to review by the Supreme Court. General benefits shall not be assessed locally and shall include all sums otherwise assessable against property exempted by law and the expenses of the proceeding to which the assessment relates." The object of this clause is to make

the object of this clause is to make the city pay all expenses of condemning property, except the awards for damages. These expenses are now paid by the property owners. Another object is to compel the city to pay for the exemptions of lands within local areas of assessment such as cemetarized.

The committee also recommends that the following clause be inserted in sec-"Such compensation shall be paid be-fore such taking, except that where the proceedings are instituted by a civil division of the state the Supreme Court, because of public necessity, may

otherwise direct, after hearing, but shall require a proper provisional pay-

otherwise direct, after hearing, but shall require a proper provisional payment."

The United Civics also recommended that condemnation cases be tried before not less than three commissioners or judges. The present constitution provides that they may be tried before a single judge. The United Civics thought that it would be safer to trust to the judgment of three men instead of to the judgment of one man. The Committee on Bill of Rights, however, has recommended the adoption of the following clause on this subject:

"When the compensation is not made by the state, it shall be ascertained by the Supreme Court without a jury, or by one or more Supreme Court commissioners or official referees, or, within the third and fourth judicial departments and such part of the second judicial department not within the City of New York, by not less than three commissioners appointed by a court of record, as shall be prescribed by law."

Just why a distinction should be made between New York City and the rest of the state is not explained. The United Civics advocated doing away with the present system of trying cases before temporary commissions of three men appointed by the Supreme Court and paid by the day, but it is thought the organization will vigorously oppose any attempt to have the New York City cases tried before a single judge, commissioner or referee. Counsel for the association. "Too much is involved in cases in this city," he said, "to trust the decision of the value of property to the judgment of one man. The general opinion among persons familiar with these matters, including the experts in the Corporation Counsel's office, is that it is safer to trust to the compromise judgment of three men, and that fewer mistakes will be made if this is done." 15 Minutes from Herald Square of free JOHN J. BRITTON.

\$100,000 Telephone Building. An addition costing \$100,000 is to be made to New York Telephone building on South Fifth av., Mount Vernon. The new building, which will be three stories, will have a red brick exterior construction, with limestone trimmings similar to the present office building.

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New Home for Realty Board

LONG SOUGHT Will Move Into Building for members and their clients, record Vincent Astor Is Now Erecting.

> The Real Estate Board is to move to the new seven story building Vincent Astor is erecting on part of the old Astor House site, at Broadway and

In 1896 the Real Estate Board of Brokers was organized, with William H. Folsom as its first president. It was located at 59 Liberty Street, the home of the old exchange.

In 1898 the board moved to the Trinity Building, at 111 Broadway. This building was demolished in 1904 to make way for the present Trinity Building, and the board moved to the old Boreel Building, at 115 Broadway. When that building was torn down, in 1906, another move was made to the Haight Building, 156 Broadway, and from there the board moved back, in 1910, to the present location in the United States Realty Building, at 115 Broadway, built on the site of the old Boreel Building. The Real Estate Board of Brokers was incorporated in 1908. Vesey st.

The board has leased 5,000 square feet in the structure for a term of five years, with a renewal clause from May 1, 1916. It is planned by the board to move into the building before February 20 next, on which date the twentieth annual dinner will be held, and at the twentieth annual dinner will be held, and at the twentieth annual dinner will be held, and at the state of the memwhich time it is expected the mem-bership will have reached 1,000.

The space to be occupied by the board will be on the Vezey st. side, over-

the State Constitutional Convention has drafted and referred to the convention a report on the many proposed amendments to this part of the Constitution. The report embodies roposed amendments to sections 4, 5, 6 and 7 of article 1 of the present constitution on which the members of the committee believe the convention should take favorable action. This report was presented to the conventions.

port was presented to the convention ast week, and, after a second reading, was referred to the committee of the STILL IN FAVOR

Smendation that the amendments proposed by the United Civic Association of the Borough of Queens, and intended to reform the practice in condemnation and assessment cases, be adopted and the reform the practice in condemnation and assessment cases, be adopted and the reform the practice in condemnation and assessment cases, be adopted and the reform the practice in condemnation and assessment cases, be adopted and the reform the practice in condemnation and assessment cases, be adopted and the reform the practice in condemnation and assessment cases, be adopted and association all but two are recommended in the committee's report.

The Committee on Bill of Rights recommended that section 6 of article 1 of the present constitution be amended by inserting after the clause "nor shall private property be taken for public uses without just compensation the following words:

"Proporty to the extent damaged by change of grade or the building or maintenance of a permanent structure in, over or under an abutting highway shall be deemed to be taken."

By this clause all persons affected in any way by changes of street grades will be entitled to damages. It the clause recommended by the Committee on Bill of Rights is adopted, all owners, whether of improved property or of vacant lands, will be entitled to damages, nor will it be possible for the City of New York to build elevated structures in streets, as it did in the case of the 155th Street viaduct, without being liable for damages.

The committee also recommends that section 7 of article 1, be amended by inserting the following clause:

"The cost of any local municipal improvement may be imposed in whole or in part upon the private property of the reformation and the property of the reformation and the property of the city of a property of the city of a property of the city of the commends that section 7 of article 1, be amended by inserting the following clause:

"The cost of any local municipal improvement may be imposed in whole or in part upon the private property

suitable buildings are provided to hold the trade centred in that locality
"The experience of the progressive owner of 16 Warren st. should be a valuable object lesson to the downtown market," says a well known real estate broker. "This owner had an old type. 25 by 100 feet building with 'good enough' appurtenances, including a steam elevator. He believed, however, that a building having the best of

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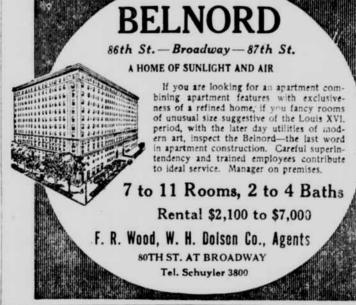
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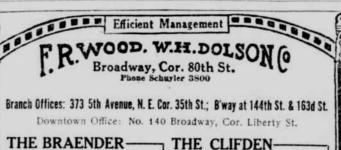
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